



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

MEETING MINUTES
Beloit City Plan Commission
Wednesday, March 22, 2017 at 7:00 PM
The Forum
Beloit City Hall, First Floor
100 State Street, Beloit

1. Call to Order and Roll Call

Chairperson Faragher called the meeting to order at 7:02pm. Commissioners Haynes, Weeden, Johnson, Faragher, Ruster, Finnegan, Tinder, and Councilor Leavy were present.

2. Approval of the Minutes of the February 22, 2017 Meeting

Commissioner Weeden moved to approve the minutes from the February 22, 2017 meeting. Commissioner Johnson seconded the motion. The motion passed, voice vote.

3. Extraterritorial Certified Survey Map – 4200 Block of Walters Road

Public hearing, review and consideration of a one-lot Certified Survey Map for the property located on the 4200 Block of Walters Road in the Town of Beloit.

Ms. Julie Christensen, Community Development Director, presented the staff report and recommendation.

Commissioner Tinder moved to approve the Extraterritorial Certified Survey Map. Commissioner Ruster seconded the motion. The motion passed, voice vote.

4. Conditional Use Permit – 2787 Milwaukee Road – Drive-Through Use and Outdoor Seating Area

Public hearing, review and consideration of a Conditional Use Permit to allow a drive-through use and outdoor seating area for the property located at 2787 Milwaukee Road.

Ms. Julie Christensen, Community Development Director, presented the staff report and recommendation.

Commissioner Faragher questioned the average drive-through wait time in determining whether there would be a problem with congestion. Ms. Christensen said the City would address issues related to congestion on a complaint basis.

Commissioner Weeden questioned the safety hazard for exiting Dunkin' Donuts. If a customer were to turn left, their view of the oncoming traffic on the frontage road is impaired due to the trees and shed to the left of the property. Ms. Christensen said it is on

a private property and not on a city street so the City could not force Speedway to remove the obstruction. The commissioners continued to discuss potential issues with traffic when exiting the Dunkin' Donuts drive-through. Jason Dupuis, City of Beloit Traffic Engineer, stated they did not look at the adjacent property when reviewing the site plan.

Chairman Faragher opened the public hearing. Steven Williams, owner of Doc's Diner, stated his concern for the curbing and the through traffic on the frontage road.

Commissioner Haynes moved to approve the Conditional Use Permit. Commissioner Johnson seconded the motion. The motion passed, voice vote.

5. **Architectural Review Exception – 2787 Milwaukee Road – Green Space Requirement**

Public hearing, review and consideration of an Exception to Section 34.21(2)(b) of the Architectural Review and Landscape Code to waive the open green space requirement for the property located at 2787 Milwaukee Road.

Ms. Julie Christensen, Community Development Director, presented the staff report and recommendation.

Commissioner Ruster moved to approve the Architectural Review Exception. Commissioner Weeden seconded the motion. The motion passed, voice vote.

6. **Conditional Use Permit – 1827 Prairie Avenue – Food Production and Distribution**

Public hearing, review and consideration of a Conditional Use Permit to food production and distribution for the property located at 1827 Prairie Avenue.

Ms. Julie Christensen, Community Development Director, presented the staff report and recommendation.

Mr. Miguel Guzman, 5989 W St. Lawrence, Beloit, addressed the commission. Councilor Leavy questioned if there would be any odor from butchering in the store. Mr. Guzman stated he would not be butchering or have any smell coming from the building. Commissioner Faragher questioned how many employees Mr. Guzman will have to start the business. Mr. Guzman stated they will have five employees start in that department and, as they grow, they will increase employees. They have 20 full time employees and various part time employees at Piggly Wiggly currently.

Commissioner Weeden voiced his concern for the operating hours. He inquired if the food production would be occurring during the hours the grocery store was open or if the owner would need additional hours for the production work. Mr. Guzman stated that they would be open 7am-4pm.

Jim Van De Bogart stated that he and his wife were supportive of Mr. Guzman's request and that this was an additional enhancement to the store. Commissioner Weeden stated there is a noticeable difference with the new businesses in that area.

Commissioner Johnson moved to approve the Conditional Use Permit. Commissioner Weeden seconded the motion. The motion passed, voice vote.

7. Relocation Order – Powerhouse Riverwalk

Review and consideration of a Relocation Order to acquire a Highway Easement (HE) and Temporary Limited Easement (TLE) over portions of the properties located at 810, 830, and 850 Pleasant Street in order to construct the multi-use path known as the Powerhouse Riverwalk.

Ms. Julie Christensen, Community Development Director, presented the staff report and recommendation.

Commissioner Johnson asked if the existing sidewalk were going along Pleasant Street. Jason Dupuis, City of Beloit Traffic Engineer, stated that it would remain.

Commissioner Weeden asked for clarification regarding what exactly would be relocated. Mr. Dupuis explained that the official path currently is located along Pleasant Street, on the east side of the existing building. Once the Powerhouse Riverwalk is completed, that path will become the "official" path. Mr. Dupuis also explained that if the Powerhouse Riverwalk needed to be temporarily closed for repairs, the existing sidewalk would serve as a detour.

Commissioner Weeden also inquired of what the proposed Riverwalk Bridge would be constructed. Mr. Dupuis explained it would be pre-cast concrete but the surface material has not yet been decided upon.

Ms. Christensen explained the necessity of the Relocation Order. She also explained that Beloit College was obtaining grants, fundraising, and applying for historical tax credits. The City has recently received the paperwork from the Historical Society and is in the process of completing it.

Mr. Dupuis mentioned that the grant for the designated bike path has a start date of June 1, 2018 start date and sunset date in 2021 to finish construction. The college is in the process of finalizing the deal with Wisconsin Power & Light and plans to begin rehabilitation shortly thereafter. The college hopes to finish construction by the fall of 2019. The Commission discussed the future plans from the college, including a pedestrian bridge over Pleasant Street.

Commissioner Johnson moved to approve the Relocation Order. Commissioner Haynes seconded the motion. The motion passed, voice vote.

8. **Conditional Use Permit – 310 State Street – Ground-floor Office Use in CBD-1**

Public hearing, review and consideration of a Conditional Use Permit to allow ground-floor office uses for the property located at 310 State Street

Ms. Julie Christensen, Community Development Director, presented the staff report and recommendation. Commissioner Johnson excused himself from the meeting and abstained from this item due to a conflict of interest.

Commissioner Faragher stated it is nice to see something going in that property because it has been a dead space for a while and hopes the restroom can be used. Ms. Christensen explained the issues surrounding the abandoned sewer lateral and related problems. Ms. Christensen said that Commissioner Otis Johnson is leaving Century 21 and starting his own real estate office that will be located in this building.

Commissioner Ruster moved to approve the Conditional Use Permit. Commissioner Finnegan seconded the motion. The motion passed, voice vote, with Commissioner Johnson abstaining.

9. **Status Report on Prior Plan Commission Items**

Ms. Christensen said that the Conditional Use Permit for the Blender Café outdoor seating area was approved by City Council a couple weeks ago and construction has begun.

Commissioner Ruster questioned when the east end of the service road in front of Walmart is going to be reconfigured. Mr. Dupuis said that they have a consultant on board for the right-of-way acquisition. A right-of-way from Walmart would also be needed. The process could take between three and four months, but hopefully it will be completed by the fall of 2017.

10. **Adjournment**

The meeting adjourned at 8:05pm.

Minutes respectfully submitted by Amber DesRoberts.